

TOWN OF INDIAN RIVER SHORES
BUILDING DEPARTMENT

PERMIT & PLAN REVIEW SUBMITTAL

SEALED DRAWINGS REQUIRED:(2 SETS, RESI) (3 SETS, COMM)
(MAX SIZE 24" X 36") (All information to be on plans, no attachments)

Florida Building Code 2001

NEC 1999

- ___ 1. Completed building and land clearing application (with tree survey).
- ___ 2. Certified Survey
- ___ 3. Recorded Warranty Deed and Notice of Commencement.
- ___ 4. Site plan with conceptual drainage.
- ___ 5. Sealed Soil Density Reports, (new construction)
- ___ 6. Energy code, completed information and **signed**.
 - a. HVAC sizing calculations/manual J (1 copy)
 - b. Form 600. (2 copies), (1 long & 1 short)
- ___ 7. Engineers' letter for certification compliance 130 MPH (FBC 1606) / impact with engineer sealed calculations.
- ___ 8. Certification compliance Flood Hazard, (if app.)
- ___ 9. Foundation plan and details.
- ___ 10. Floor plan and details.
- ___ 11. Floor framing plan and details.
- ___ 12. Roof framing plan, connector/fastener schedules, truss layout and **sealed engineering**.
- ___ 13. Roofing materials, attachments & certifications.
- ___ 14. Typical wall sections and details.
- ___ 15. Building sections and details.
- ___ 16. Elevations of structure.
- ___ 17. Mechanical, Plumbing, Electrical plans and diagrams.
- ___ 18. Windows/Doors/Garage door - 130 MPH / impact certification.
- ___ 19. Oceanfront property: DNR permit approval and Turtle Lighting Plan.
- ___ 20. Property Owners Association Approval (new homes only)

PLAN SPECIFICATIONS

**** This information is intended to be a guideline and does not necessarily indicate all details required to determine code compliance. ****

Plans submitted must certify compliance with section 1606 of the FLORIDA BUILDING CODE 2001 edition.

CODE COMPLIANCE: PLANS SHALL BE SIGNED AND SEALED BY AN ENGINEER OR ARCHITECT registered in the state of Florida, who shall state that the design submitted has been analyzed and/or designed by the Engineer or Architect to meet section 1606 of the FBC.

SITE PLAN:

- * Certified boundary survey.
- * Show all streets and rights of way.
- * North direction indication.
- * Front, rear and side setbacks of proposed dwelling.
- * Show proposed finished floor elevation.
- * Location and elevation of benchmark.
- * Show conceptual drainage plan.
- * Tree Survey.
- * Driveway description.
- * Lot Coverage and Landscape Percentages

FOUNDATION PLAN:

- * Indicate foundation type and dimensions.
- * Width, depth and location of all bearing footers.
- * Size and number of reinforcement bars, designate corner bends.
- * CBS construction shall show size and location of vertical steel.
- * Show location of shear wall segments and reinforcing requirements.
- * Slab depth and specifications, vapor barrier and termite treatment.
- * Footings on fill require a density report by a qualified engineer.

ELEVATIONS:

- * Show all four views of the structure including building heights.

FLOOR PLAN:

- * Exterior and interior dimensions showing all room sizes.
- * Show all window, door and misc openings with sizes, locations.
- * Show bearing and non-bearing walls and partitions.
- * Show window and door header specifications and sizes.
- * Specify engineered header type on plans and truss layout.
- * Show attic access location(s) (minimum size 24" x 36").
- * Plumbing fixtures and all fixed items - cabinets, counters, etc.
- * Plumbing isometric diagram.
- * Location of proposed electric meter, main disconnect, and distribution panels.
- * Location of all electrical outlets, switches and fixtures.
- * Provide electrical riser diagram, panel schedule and load calculations.

- * Show all smoke detector and emergency egress locations
- * Show sizes and locations of all A/C-heat equipment, ducts and registers.
- * Show & identify accessible bath.

TYPICAL WALL SECTIONS:

- * Footing types and sizes indicated.
- * Show wall type and sizes for specified materials.
- * Vertical details (frame or block wall) with all anchoring details.
- * Show tie beam/column details and truss anchors or connectors.
- * Detail tie beam elevation transitions and reinforcing steel.
- * Specify manufacturer and product ID. with values for connectors.
- * Specify continuous load path components for code compliance.
- * Show interior/exterior wall finishes and specifications.
- * Roof type, sheathing and nailing schedule, roof coverings and finish.
- * Detail connection of masonry to wood frame construction.

ROOF CONSTRUCTION:

CONVENTIONAL FRAME:

- * Framing plan detailing bearing walls, headers and connectors
- * Show lumber grade, size and species.
- * Detail gable end framing where applicable.
- * Specify connector mfng. / product Id. or equivalent.
- * Specify type, grade, thickness of roof sheathing and nail pattern.
- * Detail ceiling joist material and all mechanical connections.

PRE-ENGINEERED TRUSSES:

- * Submit mfng. truss layout with all trusses identified clearly.
- * Submit connector schedule for uplift requirements.
- * Identify point loading on truss layout when applicable.
- * Specify type, grade, thickness of roof sheathing and nail pattern.
- * Show ceiling diaphragm and blocking if applicable.
- * Submit sealed engineered truss package.
- * Show roof underlayments and finish coverings.